





Located in the popular market town of Uttoxeter, this well-presented and spacious home offers modern, flexible accommodation ideal for family living.

The ground floor centres around a bright open-plan kitchen/dining area, complete with integrated appliances, ample storage and a breakfast bar—perfect for both everyday use and entertaining. A separate lounge to the rear features a gas fireplace and French doors opening onto the patio, creating a seamless link to the garden. There is also a versatile family room/home office, a convenient ground floor WC, and a practical utility room with additional storage and rear access.

Upstairs, the property offers three well-proportioned bedrooms. The principal and second bedrooms both benefit from built-in wardrobes and en-suite shower rooms, while the third bedroom is ideal for children, guests or home working. A contemporary family bathroom completes the first floor.

Externally, the landscaped rear garden has been thoughtfully designed to provide an excellent entertaining space. An extended patio area offers the perfect setting for summer evenings and outdoor dining, with the remainder of the garden mainly laid to lawn—creating a generous, low-maintenance space for relaxing and family enjoyment.



Porch

Entered via a composite front door, the porch features a central heating radiator, electrical consumer unit and an internal glazed door providing access to the main accommodation.

Kitchen/Diner

A bright and spacious open-plan living kitchen with a UPVC double-glazed box bay window to the front and an additional window to the side elevation. The kitchen is fitted with a comprehensive range of matching base and eye-level cupboards and drawers, complemented by roll-top work surfaces. Integrated appliances include a one-and-a-half bowl stainless steel sink with mixer tap, four-ring hob with stainless steel extractor hood, oven and grill, integrated fridge, freezer and dishwasher. Additional features include a breakfast bar, space for further freestanding and under-counter appliances, ceiling spotlights, central heating radiator and doorbell chime. Internal doors lead to:

W.C.

With a UPVC double-glazed frosted window to the side elevation. Fitted with a floating wash hand basin, low-level WC, chrome heated towel radiator, extractor fan and complementary tiling to the floor and part-tiled walls.

Family Room/Study

A versatile reception room with a UPVC double-glazed window to the front elevation. Currently used as a living and office space, this room would also suit use as a study, playroom or additional reception room. Features include built-in storage with eye-level shelving, thermostat control and ceiling spotlights.



Lounge

A well-proportioned living room with a UPVC double-glazed window to the side elevation and French doors with adjoining glazed panels opening onto the rear patio. The focal point is a gas flame fireplace with surround. Additional features include two TV aerial points and a central heating radiator.







Utility Room

Fitted with matching base and high-level storage cupboards with complementary work surfaces. Plumbing is in place for freestanding under-counter appliances. The room also benefits from a UPVC double-glazed rear access door, side window, central heating radiator and staircase rising to the first floor.

Landing

Providing access to the loft via hatch, smoke alarm and doors leading to:

Bedroom Two

With a UPVC double-glazed window to the rear elevation, central heating radiator and a range of built-in double wardrobes with hanging rails and shelving. Door leading to:

En-suite Shower Room

Comprising a low-level WC, pedestal wash basin with mixer tap and a corner shower cubicle with waterfall showerhead. Finished with PVC wall panelling, heated towel radiator, ceiling spotlights and extractor fan.

Bedroom Three

With a UPVC double-glazed window to the front elevation, central heating radiator and telephone point.

Bedroom One

A spacious principal bedroom with a UPVC double-glazed window to the front elevation, central heating radiator, TV aerial point and built-in double wardrobes with hanging rails and shelving.

En-suite

Featuring a UPVC double-glazed frosted window to the side elevation. Fitted with a low-level WC, wash hand basin with mixer tap and shower cubicle with shower over. Finished with complementary wall and floor tiling, chrome heated towel radiator, ceiling spotlights and extractor fan.

Family Bathroom

With a UPVC double-glazed frosted window to the side elevation. The three-piece suite comprises a low-level WC with continental flush, pedestal wash basin with mixer tap and bath with shower over and glass screen. Finished with complementary tiling to floor and walls, chrome heated towel radiator, ceiling spotlights and extractor fan.

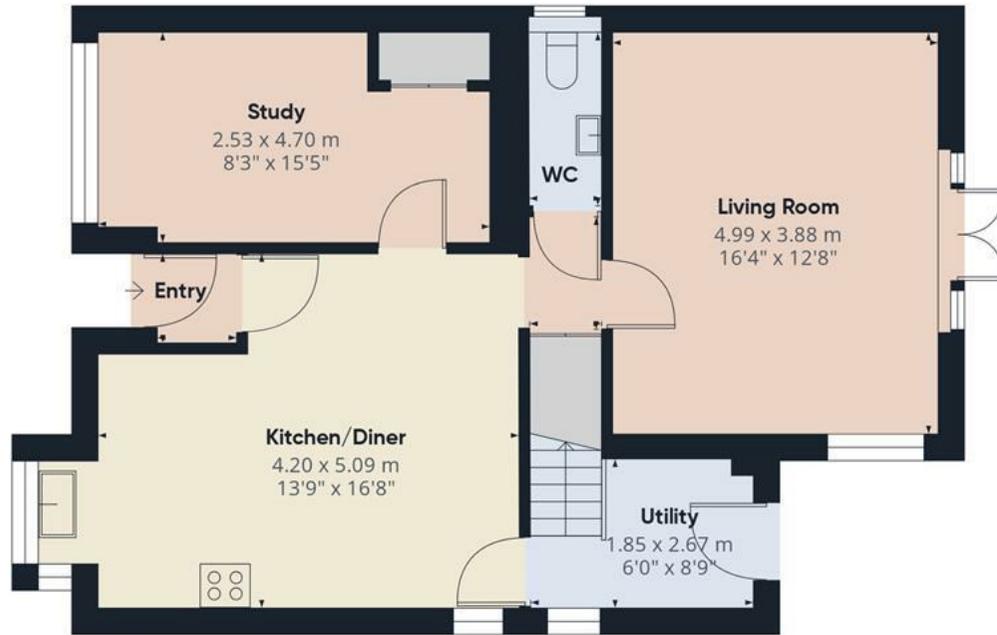




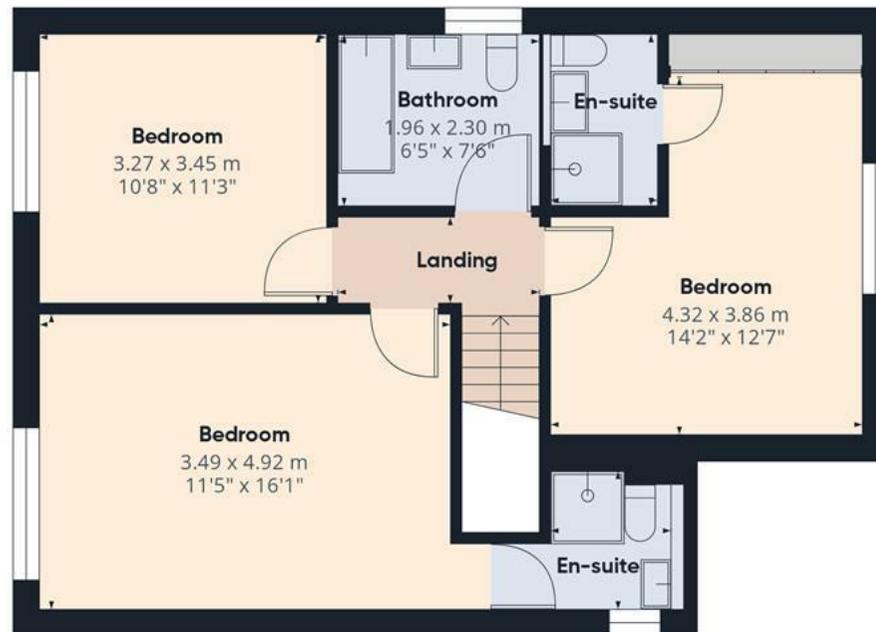








Floor 0



Floor 1

Approximate total area⁽¹⁾

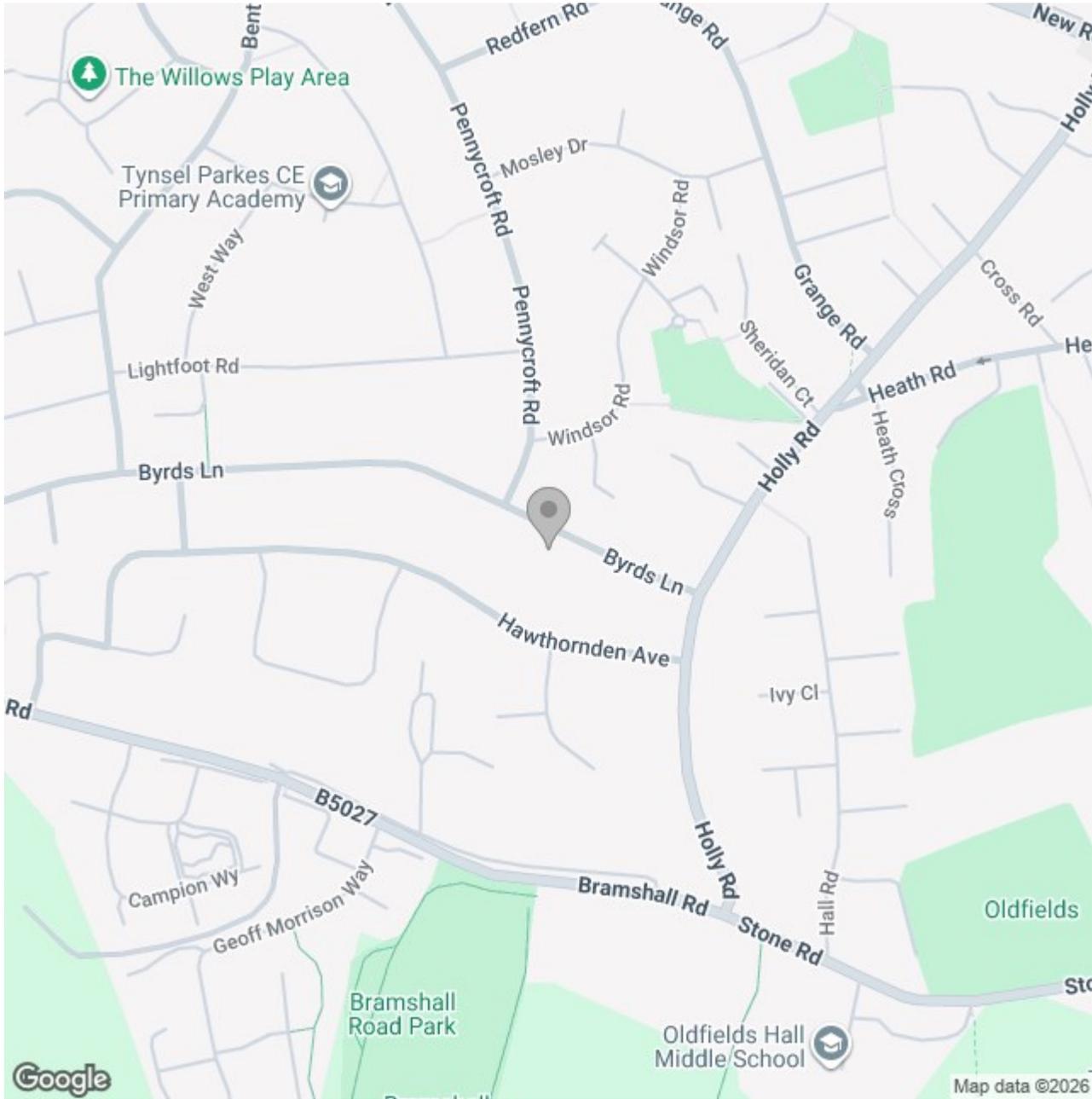
119.3 m²
1284 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	